

PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO INGLEWOOD VALLEY SUBDIVISION BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON NORTH LOOP DRIVE AND VIA MARIA DRIVE WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION,
INSTRUMENT No. _____, DATE _____
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
- THIS SUBDIVISION LIES WITH IN ZONE "C" (UNSHADED). AS DESIGNATED IN PANEL NO. 480214-0051B, DATED OCTOBER 15, 1982, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "C" INDICATES AREAS OF MINIMAL FLOODING.
- DENOTES 5' IRRIGATION EASEMENT AS PER EPCWD No.1.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISIONS. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- ALL RETENTION OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISIONS LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF MUNI-CODE 19.19010A, DSC AND DDM SECTION 11.1.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	185.00'	123.24'	64.00'	120.97'	S67°56'18"E	038°10'04"
C2	202.00'	126.39'	65.34'	124.34'	N66°46'47"W	035°51'02"
C3	2206.00'	62.42'	31.21'	62.41'	N79°48'35"E	001°37'16"
C4	142.00'	129.24'	69.49'	124.83'	N74°55'42"W	052°08'52"
C5	245.00'	163.21'	84.76'	160.21'	S67°56'18"E	038°10'04"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°49'54"W	37.59'
L2	N48°51'16"W	102.39'
L3	S78°59'51"W	113.66'
L4	N48°51'16"W	102.40'
L5	S70°39'57"W	43.25'
L6	N78°05'32"E	6.10'
L7	N21°21'04"W	10.66'
L8	S35°07'56"W	60.84'
L9	S40°49'54"W	75.99'
L10	S40°49'54"W	13.38'
L11	N65°42'14"W	89.41'
L12	N32°16'04"W	72.30'

INGLEWOOD VALLEY

TRACTS 2, 2B, AND 3D, BLOCK 2, YSLETA GRANT,
A PORTION OF TRACT 2B, BLOCK 6, SOCORRO GRANT
AND VIA MARIA DRIVE RIGHT-OF-WAY
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 9.47 ACRES ±

DEDICATION

BRE DEVELOPMENT, LLC., the owners of this land, do hereby present this map and dedicate their respective portions of property to the use of the public, the streets, as hereon laid down and designated, including easements for overhead of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

Witness my signature this _____ day of _____, 2025.

Enrique Escobar, Authorized Signer.

ACKNOWLEDGEMENT

STATE OF TEXAS COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Enrique Escobar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for El Paso County

My Commission Expires

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas

this _____ day of _____, 2025.

Chairperson

Executive Secretary

Approved for filing this _____ day of _____, 2025.

Planning and Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2025, in File No. _____ of the Plat Records.

County Clerk

by Deputy

Subdivision improvement plans prepared by and under the supervision of CEA Group.

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Engineers and Land Surveyors, Professional and Technical Standards.

JORGE L. AZCARATE, P.E.
Licensed Professional Engineer
Texas License No. 85075

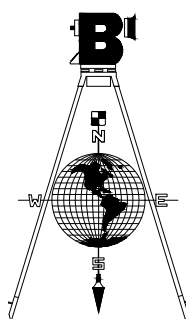
Benito Barragan R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5615

ENGINEER

cea
group
10950 Pelicano Dr., Bldg. F - El Paso, TX 79935
Phone (915) 591-5709 Fax (915) 591-5706
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564
CONTACT: JORGE L. AZCARATE, P.E.

SURVEYOR

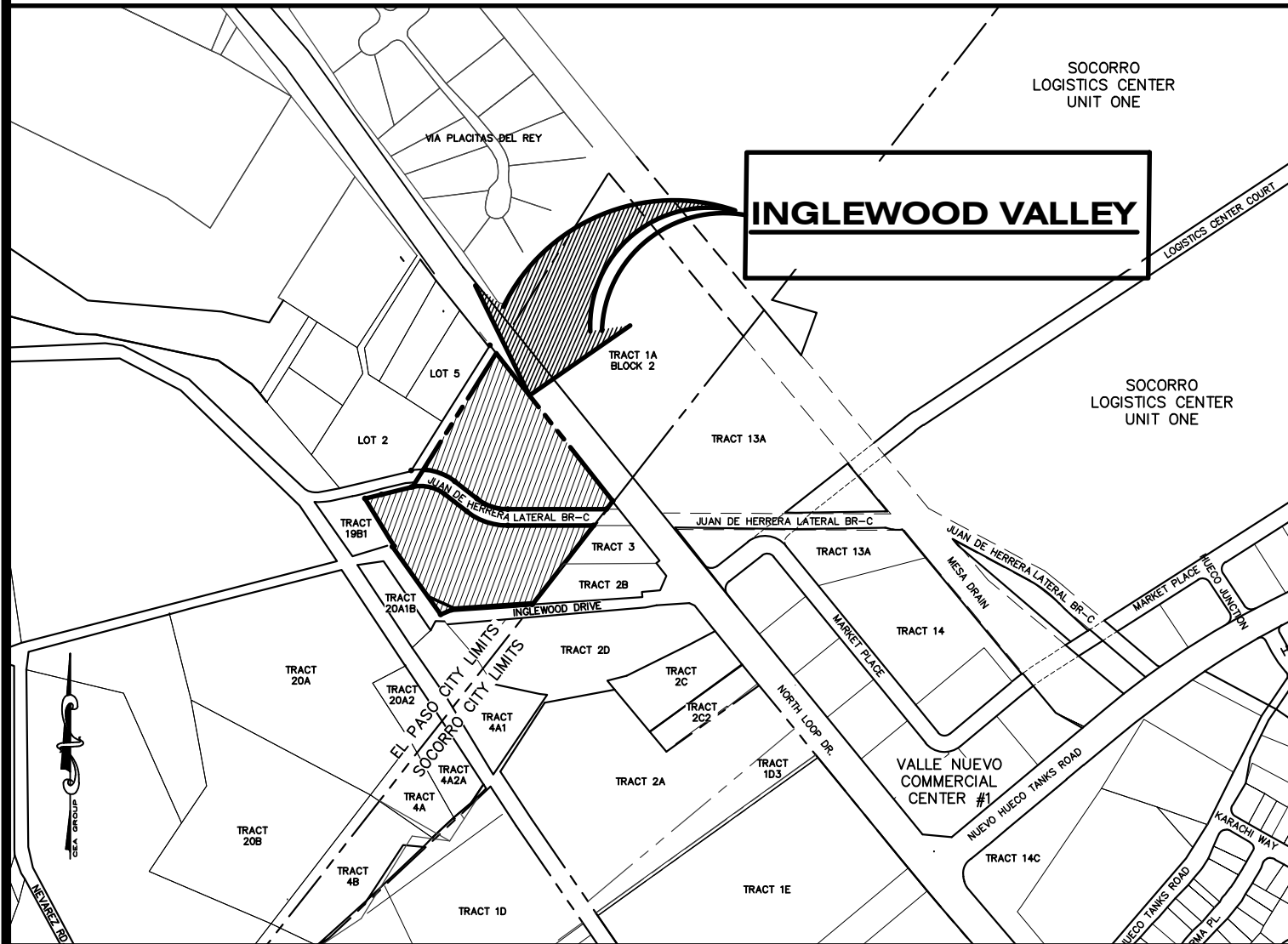
Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pelicano Dr., Bldg. F - El Paso, TX 79935
Phone (915) 591-5709 Fax (915) 591-5706



CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: APRIL 2025

LOCATION MAP

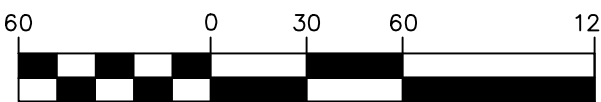


SCALE: 1"=600'

FINAL PLAT

SCALE: 1" = 60'

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

SCHOOL DISTRICT

YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DR., EL PASO, TX 79925

BENCHMARK:

BRASS DISK ON BRIDGE LOCATED AT JUAN DE HERRERA LATERAL AS SHOWN ON EASTLAKE VALLEY SUBDIVISION. ELEVATION: 3620.46'

FLOOD_ZONE:

THIS SUBDIVISION LIES WITH IN "C" COMMUNITY PANEL NO. 480214-0051-B, DATED OCTOBER 15, 1982, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "C" INDICATES AREAS OF MINIMAL FLOODING.